



Watermead Court, 27 Wanlip Lane, Birstall

Leicester, Leicestershire, LE4 4JU

Chain Free £97,000



Situated on a modern retirement development for over 55's with lift access to upper floors, this one bedroom second floor flat offers a superb lifestyle choice for those looking to downsize and is available with no upward chain. Just a short walk from the shops and amenities in Birstall centre, the complex offers a fantastic social environment with the benefits of parking, a secure entry system, 24 hour emergency call system and guest facilities. The double glazed and electrically heated flat briefly comprises of an l-shaped entrance hall, lounge diner with balcony, kitchen, double bedroom and modern shower room. An internal inspection is essential to truly appreciate the accommodation on offer.

Communal Area's

Watermead Court provides an ideal lifestyle choice for those looking to downsize and enjoy a pleasant social environment without any of the stresses of property maintenance. The development includes a range of communal living areas, an activity room and maintained communal gardens which are available for residents to use, as well as the option of guest facilities for visitors. Additional benefits include a resident scheme manager (no longer living on site), 24 hour emergency call system, lift access to upper floors, secure main door entry system and a wheelchair/Scooter storage facility (subject to waiting list) creating a safe and secure environment for over 55's.

Accommodation

Front entrance door to the flat opens into the:

L-Shaped Entrance Hall

Offering a useful storage cupboard with shelving as well as an airing cupboard, the l-shaped entrance hall gives access to the majority of the flat. With carpet flooring, coving and a electric heater.

Lounge Diner

10'8" x 13'4" (3.25m x 4.06m)

The principal living spaces offers space for both sitting and dining, with light provided by a Juliette balcony offering views across the school. With carpet flooring, electric heater, coving, tv point and a door leading to the:

Kitchen

10'8" x 5'8" (3.25m x 1.73m)

Fitted with a range of eye level and based storage units enjoying complementary work surfaces over and tiled splashbacks. Features include a built in 'CDA' oven, four ring electric hob with extractor above, inset sink and drainer unit with mixer tap, space for fridge freezer and plumbing for washing machine. With a window overlooking the school.

Double Bedroom

13'7" x 8'8" (4.14m x 2.64m)

Enjoying the use of a built in wardrobe, the bedroom offers carpet flooring, electric heater, double glazed window and coving.

Contemporary Shower Room

6'9" x 5'5" (2.06m x 1.65m)

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and wc, with a heated towel rail and fan.

To Find The Property

Enter Birstall via the A6. At the third set of traffic lights, continue straight. Taker the left turning onto Sibson Road and continue through. At the roundabout, take the first exit onto Wanlip Lane and continue along where the development can be found close to the village centre.

Tenure

Leasehold with vacant possession upon completion.

Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

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Agents Note

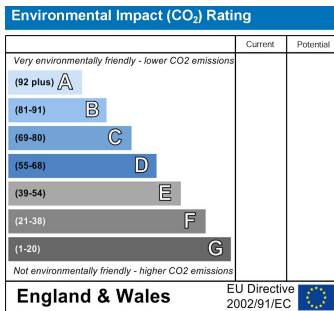
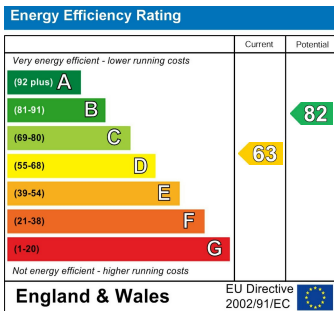
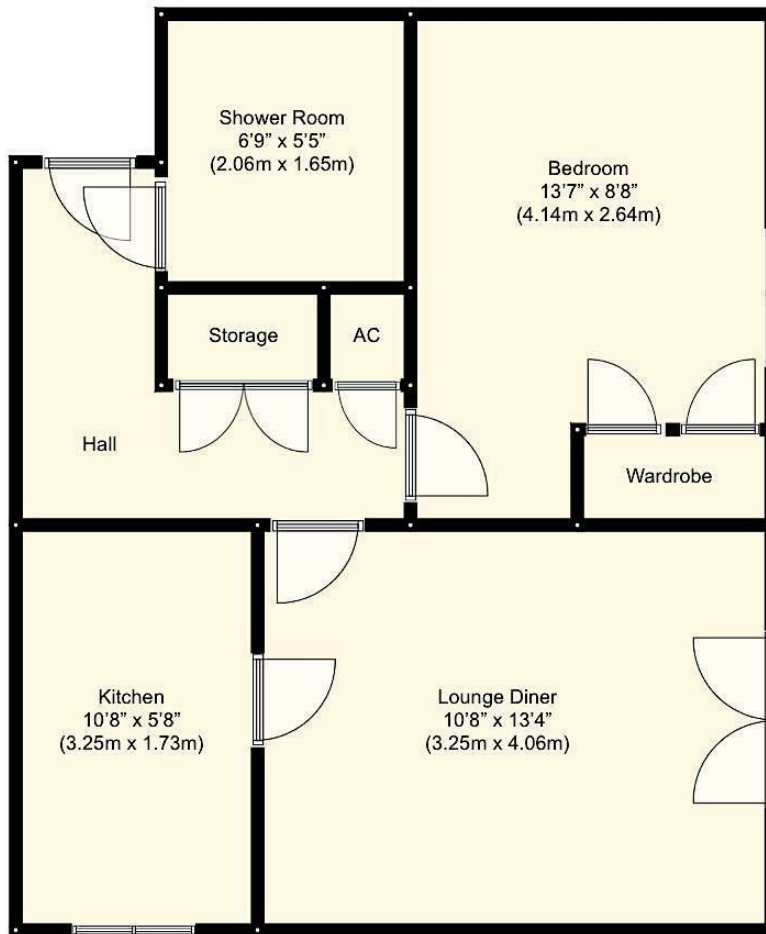
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